There are 3 compa	rable properties in	the subject neig	hborhood ranging	in price from	\$ 99,900.00	File# 08-05-0	139,000.00
		ct neighborhood within th			The same of the sa		134,000.00
FEATURE SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address 4920 Main Street		402 East Church Street		16061 Smith Road		4860 Main Street	
Gibson		Laurinburg		Gibson		Gibson	
Proximity to Subject		6 Miles +/-		3 Miles +/-		1 Block +/-	
Sale Price	\$		\$ 110,000		\$ 125,000		\$ 134,00
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 27.34 sq. ft.		\$ 57.00 sq. ft.		\$ 35.77 sq. ft.	
Data Source(s)		Inspection/MLS		MLS/Realtor		MLS/Realtor	
Verification Source(s)	MERCHANICAL PROPERTY.						
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		Conventional		Conventional		Conventional	
Concessions		None		None		None	
Date of Sale/Time	C. I. I	8/15/2005		8/22/2005		11/2/2004	
Location	Suburban	Suburban		Rural		Suburban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	2,000	Fee Simple AV-AV	
Site	AV-AV	AV-AV		5Ac/Superior	-2,000		
View	Average	Average		Average		Average	
Design (Style)	Stucco 2-Sty	BV/Vin 2-Sty		Vinyl Rambler		Vinyl 2-Sty	
Quality of Construction	Average 58Y/30EA	Average		Average 51Y/25EA		Average 95Y/18EA	
Actual Age	- The State of the	70Y/30EA			15,000	and the second of the first of the second of	20.00
Condition  Above Grade	Fair Total Bdrms. Bath	Fair Total Bdrms. Baths		Superior Total Bdrms, Bat		Superior Total Bdrms, Baths	-20,00
Room Count	10 3 3	13 5 2.5	+1,000		the contract of the contract o		+1,00
Gross Living Area	3,452 sq. ft.	The same of the sa	-8,565	AND DESCRIPTION OF THE PERSON	Martin Committee of the	- The second sec	-4,41
Basement & Finished	None Sq. 11.	None None	-0,303	None	710,000	None Sq. 10.	-7,-11
Rooms Below Grade	TYONG	Tione		Tione		Tione	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	EHP/Central	FWA/None(	+8.000	GFWA/Central		GFWA/Central	
Energy Efficient Items	Typical	Typical	10,000	Typical		Typical	÷
Garage/Carport	1CarGar/Wksp	Det Garage		2 Car Garage		1 Car Garage	+3,50
Porch/Patio/Deck	Front Stoop	Porches		Wrap Porch	-3.500	Front Porch	-2,50
	Fenced Yard	Inferior	+1,000	Fence/Barn		Fence/Pool	-4,00
Mark Transfer Comment	2 Fireplaces	Fireplaces	5.00	None		Fireplaces	+1,50
	Managar Vanil	100					
Net Adjustment (Total)	AT AN AD AN AN	X + .	\$ 1,435	+ X -	\$ -6,615	+ X -	\$ -24,91
Adjusted Sale Price		Net Adj. 1.30 %		Net Adj5.30	%	Net Adj18.60%	
of Comparables	ALEXANDER VISIO	Gross Adj. 16.90%	\$ 111,435	Gross Adj. 43.50	% \$ 118,385	Gross Adj. 27.50%	\$ 109,09
- I X did did no	t research the sale or	ransfer history of the sub	ject property and comp	parable sales. If no	ot, explain		
7 ( 1 ( 1 ( 1 ( 1 ( 1 ( 1 ( 1 ( 1 ( 1 (			15.00				
	العا						
My research did	- Particular and the second se	any prior sales or transfer	rs of the subject proper	ty for the three yea	rs prior to the effective dat	e of this appraisal.	
A STATE OF THE PARTY OF THE PAR	Card						
My research did			's of the comparable sa	ues for the prior yea	ar to the date of sale of th	e comparalbe sale.	
	otland County Reco				ad acceptable asias for	and additional action and	oc on poe- 01
Report the results of the	research and analysis	The second state of the se	comparable comparable				es on page 3). RABLE SALE # 3
ITEM	N.T.	SUBJECT			COMPARABLE SALE		DADLE SALE # 3
Date of Prior Sale/Transfer		ious sales in	No previous sale	S III	one other than used	2/2002 Unknown	
Price of Prior Sale/Transfer	past 36	monus	past 36 months			Unknown	
Data Source(s)	n (a)						
HUBCING Date of Cale Comme	en(S)			See abov			
Applying of prior sale or	The column to th						
Analysis of prior sale or	The column to th	subject property and	comparable sales	See abov	ve		
	The column to th	subject property and	comparable sales	See abov	ve		
	The column to th	subject property and	comparable sales	See abov	ve		
	The column to th	subject property and	comparable sales	See abov	ve		
	The column to th	s subject property and	comparable sales	See abov	ve		
Analysis of prior sale or	transfer history of the	Be				ina cimilar in da	sign on
Analysis of prior sale or  Summary of Sales Compari	transfer history of the	The appraiser us	ed the best sales	available wit	h all four sales be	ing similar in de	sign on
Analysis of prior sale or  Summary of Sales Comparithe exterior. Sale to	transfer history of the	The appraiser us	ed the best sales	available wit	h all four sales be Sale one is simila	r in condition as	the
Analysis of prior sale or  Summary of Sales Comparithe exterior. Sale to subject. Sale one w	transfer history of the	The appraiser us located in Gibson central heat and a	ed the best sales and were used ir and sale two	available wit for location. was superior i	h all four sales be Sale one is simila n land values. Sal	r in condition as e two, three and	the four
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Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005